

# ANNUAL REPORT At A Glance

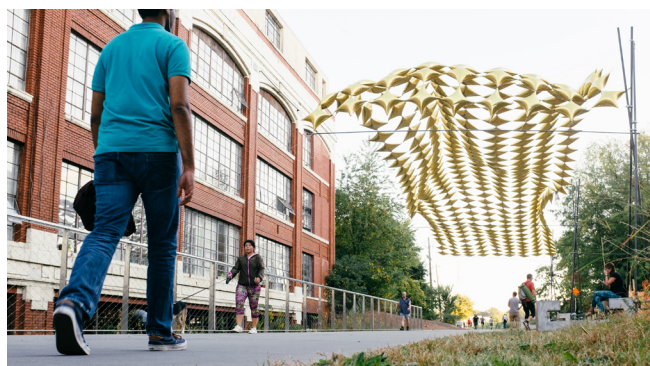
## MOMENTUM MOVING FORWARD Renewed Investments in Progress

2016 was a year of tackling our challenges head on with the support of City of Atlanta residents in areas such as affordable housing, transportation/transit, and closing the loop. Under the leadership of Mayor Kasim Reed, Atlanta BeltLine, Inc. (ABI) renegotiated its payment structure with Atlanta Public Schools, allowing the two entities to move forward for the benefit of all. With this partnership renewed and strengthened, ABI is able to focus energy and funding on building the Atlanta BeltLine. Additionally, the agreement opened the door to new funding opportunities, including the issuance of a series of Tax Allocation District (TAD) bonds for the first time in eight years.

On November 8, 2016, Atlanta voters passed historic funding that will fundamentally transform the nature of transportation in the city. An additional half penny in sales tax revenue for MARTA will generate approximately \$2.6 billion for transit enhancements over 40 years, and could go toward select Atlanta BeltLine projects.

Also passed was an additional 4/10 penny in TSPLOST revenue that will raise approximately \$300 million over the five-year collection period, of which \$65.9 million will go towards purchasing the remaining right of way for the 22-mile Atlanta BeltLine loop and additional trail lighting.

With these new funding opportunities come new challenges. Equity and affordability are at the forefront of a nationwide discussion on urban development,



"Volumptuous Vaults" was a 2016 Art on the Atlanta BeltLine installation by Tristan al-Haddad. Photo credit: The Sintoses.



The cover of the 2016 Annual Report shows hundreds of people gathered in Historic Fourth Ward Skatepark for King of Pops yoga. Photo credit: John Becker.

and nearly all metropolitan areas are experiencing these challenges in their unique environments. As the Atlanta BeltLine progresses, conversations surrounding equity and affordability must continue to take center stage. To download the annual report, visit [beltline.org/about/resources/annual-reports](http://beltline.org/about/resources/annual-reports).

## 2016 HIGHLIGHTS

- // Issuance of \$155 million in bonds
- // Passage of TSPLOST and MARTA referenda
- // Continuation of Westside Trail construction
- // Launch of Eastside Trail Extension construction
- // Continued NEPA process for 16 miles of streetcar
- // Dedication of more than \$18 million to affordable workforce housing
- // 7th annual Art on the Atlanta BeltLine exhibited
- // Recognition for sustainability efforts



## Performance Dashboard

Through 2016 % of Goal

2030 Benchmark (Target: 25-year/20-year reset) time elapsed

44% / 30%

Total Investment

\$447M

9%



Transit Corridor Control (Target: 22 miles)

12.54 mi

57%



Trail Corridor Control (Target: 33 miles)

30.24 mi

92%



Park Land Control (Target: 1,300 acres)

644.5 ac

63%



Brownfield Remediation (Target: 1,100 acres)

275 ac

25%



Transit Projects (Target: 22 miles) *Designed/Delivered*

5.2 / 0 mi

23% / 0%



Trail Projects (Target: 33 miles) *Designed/Delivered*

12.4 / 8.7 mi

37% / 26%



New Park Projects (Target: 1,300 acres) *Designed/Delivered*

201 / 201 ac

20% / 20%



Renovated Park Projects (Target: 700 acres) *Designed/Delivered*

205 / 205 ac

29% / 29%



Streetscape Projects (Target: 46 miles) *Designed/Delivered*

4.1 / 2.3 mi

9% / 5%



Permanent Jobs (Target: 30,000)

7,200

24%



Construction Jobs (Target: 48,000)

26,600

55%



Economic Development (Target: \$10-20B w/ ROI of 3.5 to 1)

3.7B (8:1)

37%



Housing Development in TAD (Target 28,000)

10,777

38%



Affordable Units in TAD\* (Target 5,600—20%)

785

14%



Affordable Units in Planning Area

1,115

N/A

\*Affordable units include units completed or under construction in 2016 and supported by Atlanta BeltLine, Inc. or Invest Atlanta.

➤ = On Schedule

➤ = Near Schedule

➤ = Behind Schedule



### THE PROGRAM //

Community & Communications, Awards

ABI's Planning and Community Engagement team held 32 meetings, including Quarterly Briefings, Citywide Conversations, and Study Groups in 2016. Additionally, seven pop-up meetings and Meet & Greets were held as a broader way to engage the community in a more casual setting. More than 1,500 participants attended these meetings.

The Design Review Committee (DRC), a panel whose purpose is to achieve the highest design standards for all projects in the Atlanta BeltLine Planning Area, reviewed 62 Special Administrative Permit applications. The Unified Plan, a single document that consolidates the intent and guiding principles from previous initiatives, will be published in early 2017.

In 2016, more than 4,000 media stories mentioned the Atlanta BeltLine, bolstered by nearly 30 press releases, 81 blog updates to beltline.org, and 63 presentations given by ABI staff and supported by the Communications team.

The social media team took advantage of Facebook Live as a tool to bring real-time events to our online

"With every step we take, our Board remains committed to ensuring that we govern in a way that is socially responsible and keeps at the forefront of our efforts, building an Atlanta BeltLine that is for everyone."

—John W. Somerhalder, II, Chairman, Board of Directors, ABI

audience. Between Facebook Live's introduction in June 2016 and the end of the year, 47 live videos have been viewed 135,000 times on the Atlanta BeltLine Facebook page.

ABI's Government Affairs team provided over a dozen tours of the Atlanta BeltLine for federal and state agency leadership, state legislators, regional planning organizations, and county and city leaders. The team visited with elected officials and multiple government agencies at the federal level. Government Affairs staff also submitted or supported 20 grant applications in 2016, several of which are still pending notification.

Recognition included the Envision Gold Award from the Institute for Sustainable Infrastructure for Historic Fourth Ward Park and an E3 Award in the "Moving the Needle" category from the Metro Atlanta Chamber of Commerce.





## AFFORDABLE HOUSING

### Equity and Affordability

Since 2006, nearly 11,000 units of housing have been developed in the Atlanta BeltLine Tax Allocation District. Nearly 800 of these units are affordable housing supported by Atlanta BeltLine, Inc. and Invest Atlanta. Over 1,100 affordable units have been created in the Planning Area. Over the next three years, ABI will invest over \$18 million to support an additional 425–600 affordable units. [More info at beltline.org/housing](http://beltline.org/housing).



*Affordable Reynoldtown Senior Residences. Photo credit: The Sintoses.*

Other achievements in 2016 include the completion of Stanton Oaks (formerly Boynton Village), a project in Peopletown that rehabilitated 43 affordable units funded by a partnership with Invest Atlanta, the Georgia Department of Community Affairs, Woda Group, Inc. and Parallel Housing, Inc. Reynoldstown Senior also began leasing in late 2016, providing 70 units of affordable senior living in southeast Atlanta.

Projects in pre-development by the end of 2016 included 670 DeKalb, which will contain 36 units of affordable housing near the popular Eastside Trail. Capitol Gateway, which will provide 160 units of affordable housing for senior citizens in the Capitol View neighborhood of Atlanta, is the result of a partnership with Invest Atlanta and the Georgia Department of Community Affairs.



*Johna Jamison bought her home in the Shoe Factory Lofts with downpayment assistance from the Housing Initiative Program.*

ABI's two-year partnership with the Federal Home Loan Bank of Atlanta for the Housing Initiative Program (HIP) came to a conclusion. The program assisted approximately 40 single family homeowners with downpayment assistance for a home or the owner-occupied rehabilitation of existing homes with an emphasis on the westside.



"In my final year as Mayor, I am proud of the City of Atlanta's historic economic growth and strong financial stability. Together, we are shaping our future by making unprecedented investments in transportation and infrastructure – including the innovative and transformative Atlanta BeltLine. The world is watching our progress, and I am confident that we will demonstrate that the Atlanta BeltLine is the new gold standard for urban redevelopment projects."

—The Honorable Kasim Reed, Mayor, City of Atlanta



## ECONOMIC DEVELOPMENT

### Activities and Progress

To date, an estimated 7,200 permanent jobs have been created in the Atlanta BeltLine Planning Area as well as an additional 26,600 one-year construction jobs. Nearly \$3.7 billion in private investment has occurred since the start of the project's implementation.

In 2016, ABI commenced certain activities related to implementation of the economic development portions of the Integrated Action Plan, including corridor monetization, land optimization and product development, identification of new financial tools, and job creation.



*Murphy Crossing provides 16-acres of development potential on the Westside Trail.*

ABI also completed the Murphy Crossing Jobs Related Feasibility Assessment. The study, funded by a grant from the Economic Development Administration, focused on potential activation strategies with community input for this and all other development along the Westside Trail.

The Atlanta BeltLine continues to gain exposure from corporations looking to locate their offices where their employees can enjoy a high quality of life. To date, the Atlanta BeltLine has helped to facilitate the development of nearly 7,000,000 square feet of commercial space around various parts of the corridor.



"This year's Annual Report is truly about us growing together and staying together. From all of us here at Atlanta BeltLine, Inc., thank you for helping us make 2016 one of the most productive and successful years on record, allowing us to hit the ground running in 2017."

—Paul F. Morris, FASLA, President & CEO, ABI







## TRAILS //

### Trail Updates

Construction continued in earnest on the 3-mile Westside Trail, with retaining walls, ponds, bridges, and access points coming into focus. Concrete pouring took place just north of Martin Luther King, Jr. Drive to the Lionel Hampton Trail and between University Avenue and Allene Avenue. Crews with Trees Atlanta began planting the large trees that make up the trail's landscaping plan. Completion is scheduled for summer.



Pouring concrete on the three-mile Westside Trail's southern terminus. Photo credit: The Sintoses.

The next phase of the Eastside Trail Extension went into construction with underground installation of ductbank and stormwater infrastructure, improvements in Krog Street tunnel, and grading of ground in preparation for concrete pouring. Construction will be complete in summer.

Design continued on the 4-mile Southside Trail as ABI solicited community feedback on potential access points, development nodes, and opportunities for public art in addition to preferred alignments on Bill Kennedy Way



## PARKS //

### Park Updates

More than 200 acres of park space have been developed and another 210 acres have been renovated as of the end of 2016. [More info at beltline.org/parks](http://beltline.org/parks).

The National Fish and Wildlife Foundation Five Star and Urban Waters Restoration Grant Program awarded \$46,800 to Trees Atlanta in partnership with ABI in 2016 to fund the removal of invasive plants in Enota Park on the Westside Trail. In 2016, the City of Atlanta's Department of Parks and Recreation took the lead on rehabbing the pool at Maddox Park, a 52-acre park on the corridor.

In 2016, The Atlanta BeltLine Partnership (ABP) facilitated more than 300 activities and events at Atlanta BeltLine parks. Hundreds of residents participated in activities such as aerobics, yoga, skateboard clinics, bike riding, and other health related activities free to participants.

[Visit beltline.org/fitsignup](http://beltline.org/fitsignup) for schedules.

through Glenwood Park. Trail design is expected to take 18-24 months. [beltline.org/trails](http://beltline.org/trails).

The Eastside Trail welcomed 1.7 million visitors in 2016. ABI communications continued its trail etiquette campaign with a video explaining proper trail etiquette along with printed postcards. The mobile app now provides an incident reporting feature. Volunteers also held signs in person along the Eastside Trail.

ABI rolled out directional and location prototypes for our signage and wayfinding program. The final program will indicate trail rules and regulations, maps, events, and other information and will roll out on the Westside Trail and Eastside Trail Extension in 2017.

The Atlanta BeltLine's dedicated APD unit, the Path Force, continues to patrol trails, parks, and adjacent neighborhoods. This past summer, Atlanta Fire and Rescue Department introduced Mobile Medics on the Eastside Trail. Both units ensure the safety and security of visitors.



The mobile medics team. Photo credit: Christopher T. Martin.



Goats have been used as a natural method of clearing invasives, such as this one in Enota Park. Photo credit: The Sintoses.

Other ABP-sponsored events included the Washington Park Jamboree, the Boulevard Crossing Play Day, and the Old Fourth Ward Fall Fest.





## TRANSPORTATION //

Transit, Mobility, & Streetscape Connectivity

ABI is currently working toward National Environmental Policy Act (NEPA) documentation for four streetcar corridors, comprising a total of 16 miles. This work is in support of the Atlanta BeltLine Streetcar System Plan and is required for eligibility for financial support from the Federal Transit Administration (FTA). The following is a summary of the four corridors in process.

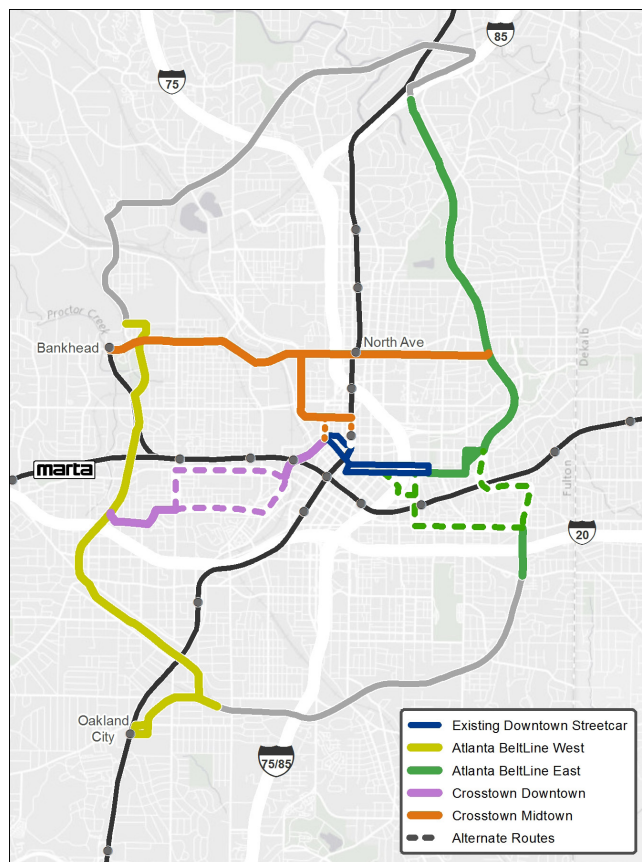
**Atlanta BeltLine West** encompasses the corridor from the south end of the Westside Trail at University Avenue to the north end at Donald Lee Hollowell Parkway, near Maddox Park. The study also includes a connection to the Oakland City MARTA rail station and a potential connection to the Bankhead MARTA rail station. ABI is currently addressing preliminary comments received from FTA.

**Atlanta BeltLine East** includes the existing Eastside Trail, plus the northern and southern extensions—from Buford Highway all the way to Glenwood Avenue. This corridor is unique in that two alignment possibilities will be submitted to the FTA in order to leave room for the possibility of a connection to the MARTA King Memorial Station, and the possibility of a tunnel under Hulsey Yard.



Atlanta BeltLine East will connect transit with the developing Memorial corridor. Photo credit: The Sintoses.

The **Crosstown Midtown** line spans Donald Lee Hollowell/North Avenue corridor across Atlanta, connecting the West and East lines through several neighborhoods, including Midtown. This route also connects Midtown to Downtown by way of Luckie Street, linking to the existing Downtown Atlanta Streetcar's 1.3-mile loop.



Map of the four Atlanta Streetcar corridors currently working towards NEPA documentation.

The **Crosstown Downtown** line completes the connection of Atlanta BeltLine East and Atlanta BeltLine West via the existing Downtown Atlanta Streetcar line. This corridor will provide connectivity to and from Atlanta University Center (AUC), serving employees at Clark Atlanta University, Morehouse College, and Spelman College, along with the communities of southwest Atlanta. [More info at beltline.org/transit](http://beltline.org/transit).

ABI is managing two complete streets projects on behalf of the City's Renew Atlanta infrastructure bond program: the Ralph David Abernathy (RDA) Boulevard Complete Street project and the Avon Avenue-University Avenue corridor, from Murphy Avenue to Hank Aaron Drive. The Ralph David Abernathy Boulevard project is expected to begin in early 2017. The University Avenue project is intended to move forward in the latter part of 2017.

In late 2016, ABI completed design for upgrades to the fiber optic communications system and traffic signal system along North Avenue, between Central Parkway/Argonne Avenue and Glen Iris Drive. The project, now part of the Smart City Initiative, intends to improve the safety of pedestrians by replacing broken push buttons, and coordinating three traffic signals into the larger corridor network. Construction is expected to begin in 2017.





## PUBLIC ART //

### Exhibition, Pavilion, Benches

For the seventh year, *Art on the Atlanta BeltLine* brought hundreds of artists to the community for the largest temporary public art exhibition in the south. Each year, the exhibition features visual and performing art, transforming the Atlanta BeltLine's parks and trails into a linear gallery space and performance venue. The annual Lantern Parade took place on Sept. 10, created by and featuring Chantelle Rytter and the Krewe of the Grateful Gluttons. The 2016 parade was presented by Wellstar Atlanta Medical Center, and was by far the biggest and best yet, with more than 78,000 people joining in the colorful celebration.

More local, national, and international artists had works in the 2016 exhibition than ever before. For two weekends in October, our trails and parks turned into venues for a variety of performance art—everything from contemporary dance to live jazz. You can see the full list of participating artists at [art.beltline.org/artists](http://art.beltline.org/artists). There is still plenty of art to see on the Atlanta BeltLine as part of our continuing exhibition.

Major support for this project is provided by the City of Atlanta Mayor's Office of Cultural Affairs. Funding for this program is also provided by the Fulton County Board of Commissioners. This program is supported in part by Georgia Council for the Arts through the appropriations of the Georgia General Assembly. Georgia Council for the Arts also receives support from its partner agency—the National Endowment for the Arts.

Concept designs for the Reynoldstown Pavilion—a performance space slated for the Eastside Trail Extension—progressed to 50 percent. The National Endowment for the Arts is providing funding for the design efforts led by Georgia Tech professor Tristan Al-Haddad.

Four prototype benches, fabricated by both local and national artists and design firms, were installed along the Eastside Trail. The prototypes will be evaluated for durability, functionality, and aesthetics. Benches were designed by Ryerson Design; Gensler; Hill, Foley & Rossi; and OrchestraOne Studio.



"Whirling Wheels" by Alex Rodriguez on the Eastside Trail. Photo credit: The Sintoses.

## 2017 BOARD OF DIRECTORS

**The Honorable Kasim Reed**  
Mayor, City of Atlanta

**John Somerhalder**  
Atlanta BeltLine Partnership Appointee;  
Board Chair; Former President & CEO,  
AGL Resources

**Elizabeth B. Chandler**  
Invest Atlanta Appointee;  
Board Vice Chair; Vice President &  
General Counsel, Rollins, Inc.

**The Honorable Cynthia Briscoe Brown**  
Atlanta Board of Education Appointee;  
District 8 At Large

**The Honorable Natalyn Archibong**  
Atlanta City Council Appointee;  
Councilmember, District 5

**The Honorable Joan Garner**  
Board Secretary; Fulton County  
Board of Commissioners Appointee;  
Commissioner, District 4

**Dallas Clement**  
Atlanta BeltLine Partnership Appointee;  
Executive Vice President and Chief Financial  
Officer, Cox Enterprises

**Ayana Gabriel**  
Community Representative; Program Officer,  
The Arthur M. Blank Family Foundation

**Ernestine Garey**  
Invest Atlanta Appointee; Executive Vice  
President & Chief Operating Officer, Invest  
Atlanta



The Atlanta BeltLine Lantern Parade. Photo credit: Atlanta Trails

## ABOUT US

The Atlanta BeltLine is the most comprehensive transportation and economic development effort ever undertaken in the City of Atlanta and among the largest, most wide-ranging urban redevelopment programs currently underway in the United States. The Atlanta BeltLine will provide a network of public parks, multi-use trails, transit, jobs, and affordable housing along an historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other. Atlanta BeltLine, Inc. (ABI) is the entity tasked with planning and executing the implementation of the Atlanta BeltLine in partnership with other public and private organizations, including City of Atlanta departments and The Atlanta BeltLine Partnership. For more information on the Atlanta BeltLine, please visit: [www.beltline.org](http://www.beltline.org).

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## SOCIAL MEDIA



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